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### **Investment Facts**



Lloyd Companies is pleased to present the opportunity to acquire an investment opportunity at The Shoppes at 57th & Louise. This offering includes three retail condos currently occupied by a diverse mix of tenants: Wingstop, Healing Touch Massage, Power Plate Meals, Advanced Dental, Sixth Dimension Tattoo, and The Honey Baked Ham Co. Existing tenants maintain strong leases with longterm plans in place, creating stability for future ownership. One vacant suite in shell condition provides potential to draw a range of tenants, or an owner-occupant opportunity. Surrounded by a healthy mix of retail, office, and residential developments, the area has a daytime population of 20,532 and over 1,040 businesses with a 1-mile radius, making this a strategic and well-positioned asset.

Address:

3509 - 3517 W 57th St, Sioux Falls, SD 57108 3601 - 3615 W 57th St, Sioux Falls, SD 57108

County: Zonina: Minnehaha C-3

Pricing: Price / SF: \$4.366.000 \$274.18

**Real Estate Taxes:** 

\$51,062.08 (2024 Taxes payable in 2025)

**Gross Building Area (GBA):** 

15,924 SF +/-

**Net Rentable Square Footage (RSF):** 

15,924 SF +/-

**Vacant Square Footage:** 

3.154 SF +/-

**Available Condo Units Site Size:** 

1.45 Acres +/-

**Overall Condo Project Site Size:** 

1.93 Acres +/-

**Year Built:** 

1995

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#### **About the Project**

The overall site is part of the Shoppes at 57th Street Condominium Project, which is governed by a Master Deed and Declaration of Covenants, Conditions, and Restrictions. The project is managed by an association owned by four unit owners. This offering includes the purchase of three of the four units (Units B, C, and D), all of which are owned by the Seller. Unit A is owned by First Interstate Bank. Contact Broker for a copy of the governing documents.

Parking Based on Overall Condo Project Site:

101 shared surface stalls

**Occupancy Rate: Current Number of Tenants:** 80.2% 6 of 7

**Investment Highlights:** 

	Annual - Year 1	Note	
Income	7 amaa Toar T	11010	
Gross Potential Income	\$303,288		
Proforma NOI	\$303,288		
Sale Price	\$4,366,000		
Proforma Cap Rate	6.95%		

## **Parcel Map**

#### **LLOYD**

#### Parcel ID

#280.51.01.01AB - Unit B #280.51.01.01AC - Unit C #280.51.01.01AD - Unit D

#### Size

0.11 Acres 0.45 Acres 0.89 Acres 1.45 Acres +/-\*

#### **2024 Taxes (Payable 2025)**

\$3,715.06 \$15,199.74 \$32,147.28 \$51,062.08



\*Available Condo Unit Site Size

## Site Map





### **Tenant Overview**



3509 - 3517 W 57th St. Sioux Falls, SD 57108



Power Plate Meals is a go-to spot for busy individuals and families to grab fresh, balanced meals that are calorie-friendly, high in protein, and packed with flavor. With convenient, ready-to-heat options, customers can enjoy their meal in-store or take it to-go.

Address: 3509 W 57th St

Gross Leasable Area: 1,486 SF +/-**Pro Rata Share of Project:** 6.75%

Number of Locations: 5 Headquarters: Fargo, ND

Year Founded: 2015



The Honey Baked Ham Co. is a nationally recognized brand known for its premium, ready-to-serve hams, sides, and sandwiches. With strong carryout, catering, and dine-in lunch offerings, the brand drives steady foot traffic.

Address: 3515 W 57th St

**Gross Leasable Area:** 2,352 SF +/-**Pro Rata Share of Project:** 11.00%

Number of Locations: 400+

Headquarters: Alpharetta, Georgia

Year Founded: 1957

**ADVANCED** Dental

Advanced Dental offers comprehensive dental care in a welcoming and comfortable environment. The practice provides a range of services, including preventive care, cosmetic dentistry, dental implants, and treatments for disease.

**Address:** 3517 W 57th St

Gross Leasable Area: 2,907 SF +/-**Pro Rata Share of Project: 13.00%** 

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2004



\*no visitor data available\*



\*in the past 12 months\*

### **Tenant Overview**

L LLOYD

3601 - 3615 W 57th St, Sioux Falls, SD 57108



Wingstop is a fast-growing, global restaurant brand known for its cookedto-order wings, tenders, and sandwiches tossed in bold, crave-worthy flavors. With strong carryout and delivery sales, it consistently drives high foot traffic and loyal customer demand.

Address: 3601 W 57th St

Gross Leasable Area: 1,875 SF +/-**Pro Rata Share of Project:** 8.51%

Number of Locations: 2,000+

Headquarters: Dallas, TX

Year Founded: 1994



Sixth Dimension Tattoo is a locally owned tattoo shop known for its skilled artists, custom designs, and welcoming atmosphere. The shop is committed to high-quality artwork in a clean, professional setting.

**Address:** 3605 W 57th St

Gross Leasable Area: 3.000 SF +/-**Pro Rata Share of Project: 13.62%** 

\*no visitor data available\*

Number of Locations: 1

Headquarters: Sioux Falls, SD

Year Founded: 2022

Healing Touch
Massage Clinic

Healing Touch Massage Clinic offers a comprehensive range of therapeutic and specialty massage services, including Swedish, deep tissue, prenatal, hot stone, cupping, Reiki, and couples massages.

**Address:** 3615 W 57th St

Gross Leasable Area: 1.150 SF +/-**Pro Rata Share of Project:** 5.22%

Number of Locations: 2

Headquarters: Sioux Falls, SD

Year Founded: 2007



\*visitor data reflects December 16, 2024 - June 30, 2025, due to the store's recent opening\*

18.1K



\*in the past 12 months\*

### **Exterior Photos**











#### LLOYD

## **Neighboring Tenants**



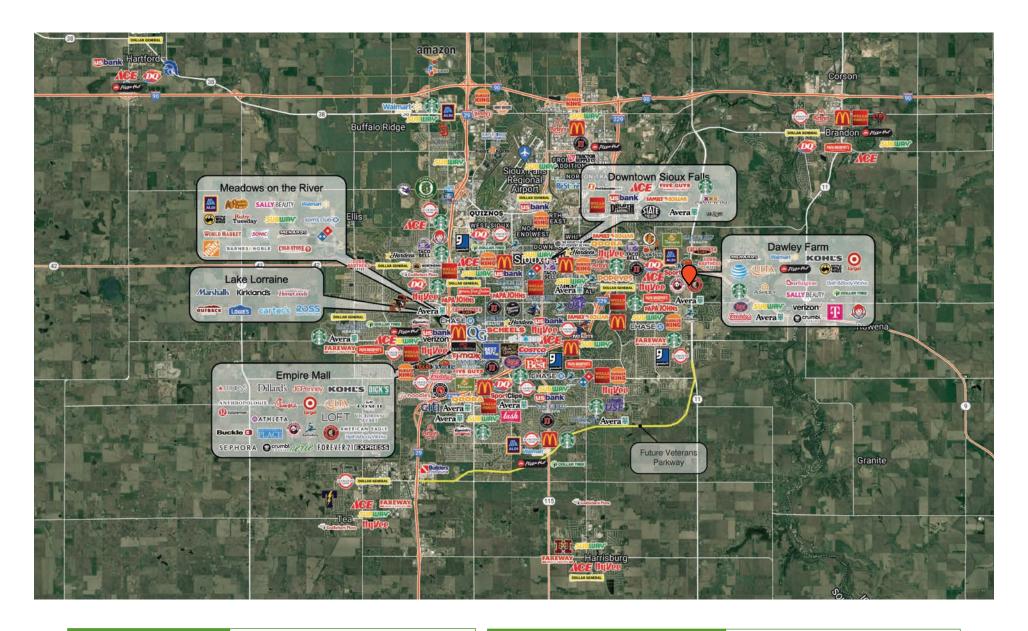
## **Neighborhood Map**





## **City Map**





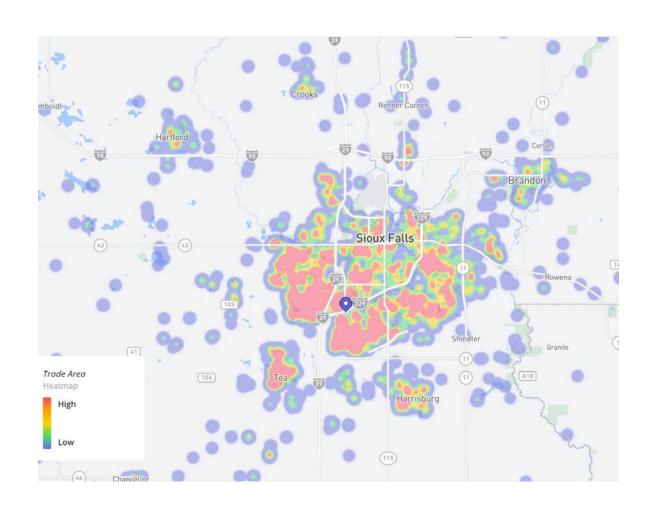
### **Visitor Data**



**126K** visits in the past 12 months

50.5K visitors in the past 12 months

> +21.9% visits YoY





<b>2025 AREA</b>	-	
DEMOGRAP	HIC	CS

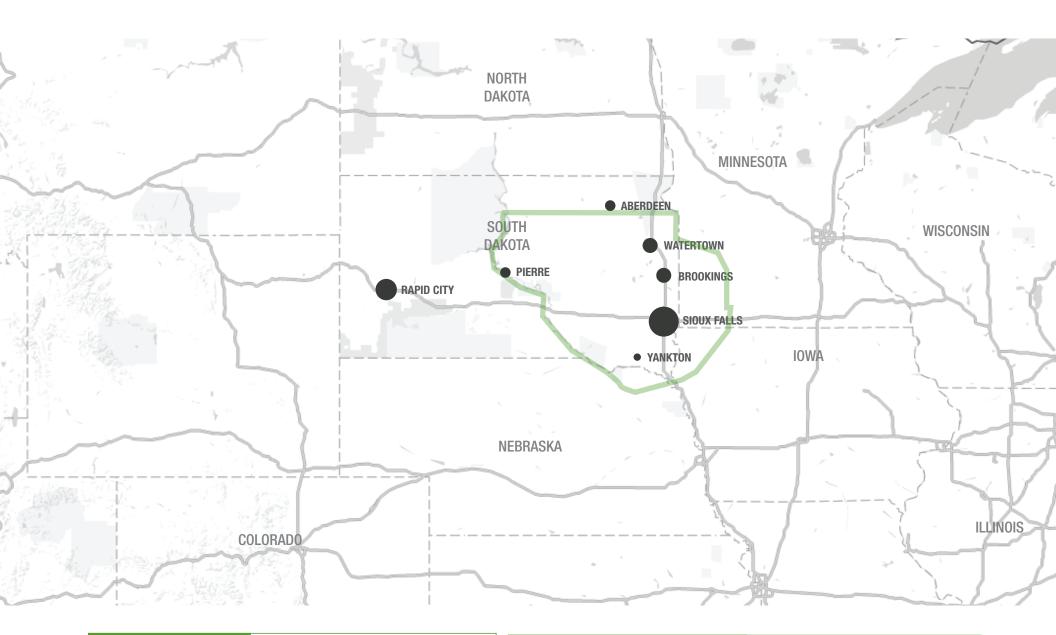
	1 mile	3 miles	5 miles	MSA
Total Population	8,466	81,350	168,913	311,500
Projected Population (2029)	9,044	87,118	182,043	336,494
Daytime Population	20,497	96,141	186,179	311,087
Median Age	36.1	36.1	36.1	36.4
Area Households	4,393	33,390	64,073	122,443
Median Household Income	\$53.7k	\$75.9k	\$74.8k	\$80k
Median Home Value	\$290k	\$291k	\$287k	\$301k
Educational Attainment (Associates Degree +)	55.7%	59%	56.5%	53.2%

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### **Trade Area**





## **Demographics**



Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION				
Year	Sioux Falls	MSA		
2024	219,588*	311,500		
2029	230,570	336,494		

\*Source: The City of Sioux Falls

#### **FAST FACTS**



#1 City for Small Businesses

(B2B Review 2025)



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)



Top 25 Safest Cities in America

(WalletHub 2025)



Third City in Economic Strength

(Policom 2023)

#### TOP EMPLOYERS



10,929

Avera \*

8,200



3.627



3,239



2,390



1,600

**2.2M** 

# of Visitors to Sioux Falls in 2023 1.4%

Minnehaha Unemployment Rate

(September 2024)

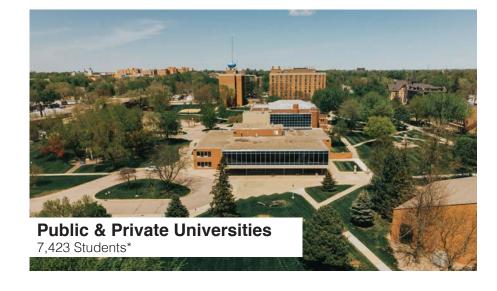


No Corporate Income Tax

## Sioux Falls Major Attractions











Student count for the 2024-2025 academic year includes both full-time and part-time students. Data provided directly by the respective universities. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herin.

**INVESTMENT OPPORTUNITY** 

# THE SHOPPES AT 57TH & LOUISE

3601 - 3615 W 57TH STREET

3509 - 3517 W 57TH STREET

SIOUX FALLS, SD







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